



# CITY OF UPLAND BUILDING DIVISION

460 North Euclid Ave. Upland, CA 91786-4732 (909) 931-4110

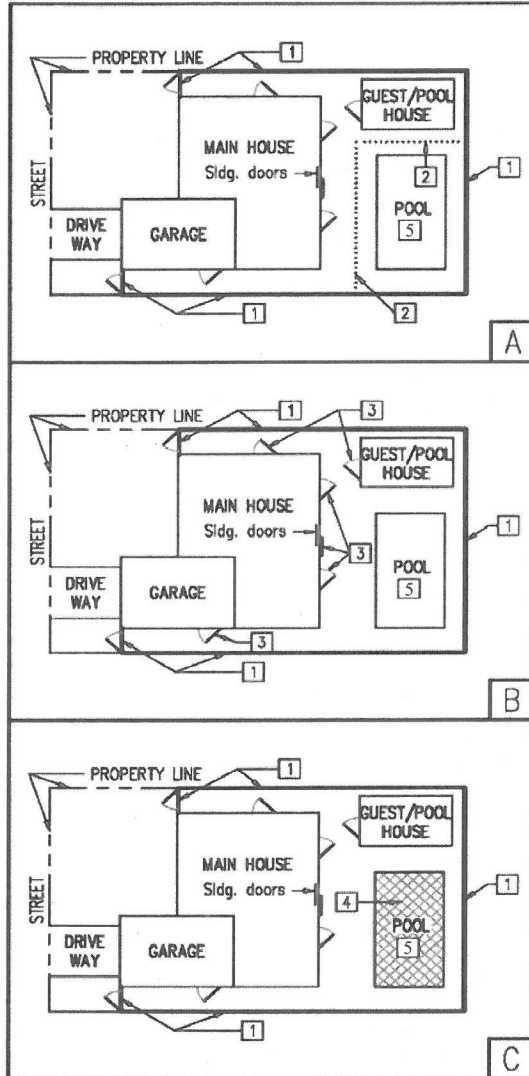
## POOL/SPA FENCING AND SAFETY BARRIERS

Effective January 2008

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**SELECT ONE OF THE FOLLOWING THREE OPTIONS (A TO D) TO SATISFY BOTH CITY AND STATE REQUIREMENTS GOVERNING PROPERTY FENCING AND POOL SAFETY BARRIERS.**

### KEYNOTES ☐



#### 1. PROPERTY FENCING and GATES

Shall be permanent and not less than FIVE FEET (5') high above grade/slab. All gates in the fencing shall be maintained as self-closing and self-latching with every latching device not less than five feet (5'-0") above the ground/finished surface. Driveway and garage vehicle-access doors, overhead doors, and double gates and doors are not permitted as part of the fencing or enclosure. All gates shall open away from pool side.

#### 2. BARRIER FENCE may be permanent OR mesh pool

fencing (meeting ASTM Specifications F 2286 standards) in conjunction with a gate that is self-closing and self-latching. All gates shall open away from pool side and equipped with release mechanism placed no lower than 60 inches above the floor. A minimum height of FIVE FEET (5'-0") from pool deck outside of the pool fencing area is required.

#### 3. DOORS - All doors providing access to pool shall be equipped with approved alarms OR be self-closing and latching devices with release mechanism placed no lower than 60 inches above the floor. Applicable doors: sliding glass and swinging doors, doors from the main house, attached garage, guest house, pool house, and other habitable spaces if they allow access to the pool.

#### 4. APPROVED POOL COVERS - Manually or power-operated safety pool cover meeting all of the performance standards of ASTM F1346-91.

#### 5. CIRCULATION DRAINS AND ANTI-ENTRAPMENT COVERS.



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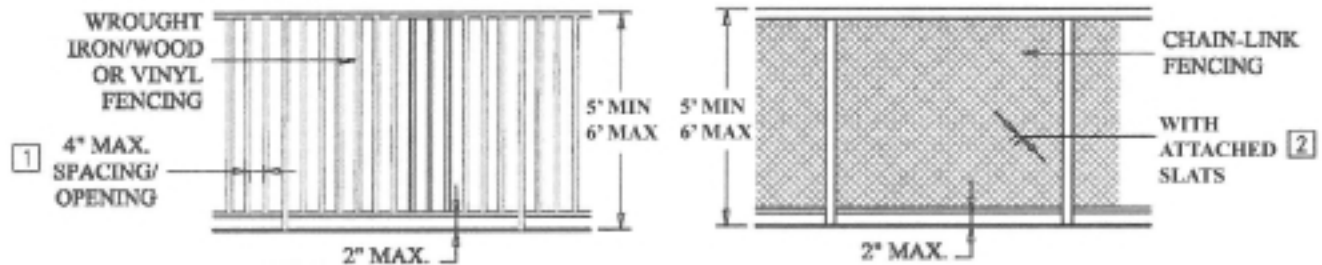
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### DETAILED REQUIREMENTS

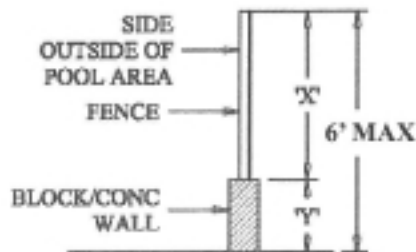
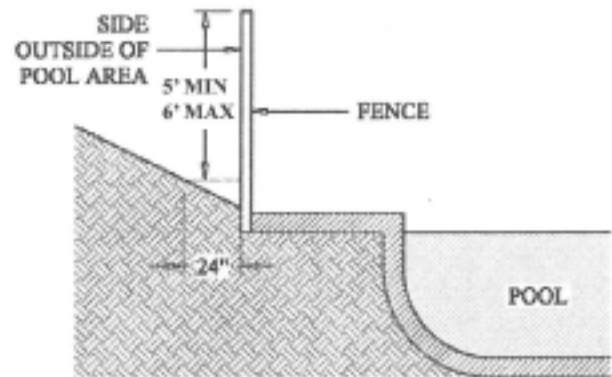


1 Fencing shall be such that vertical pickets do not allow a 4" sphere to pass through.

2 Chain link fences are not allowed unless fencing is minimum of 11 gage galvanized wire with slats attached and maintained in place filling all openings.

#### Height

The height of any fence shall not be less than five feet ( 5'-0 ) above grade measured on the side outside of the pool fencing with no openings, design, or protrusions which will facilitate the scaling of the fence. The height is measured to the nearest grade or surface within 24" of the fence bottom.



When a fence is located on top of a block wall, either X or Y shall be at least 5'-0 high. Total height must be at least 5'-6" High

#### Gates and Doors

All gates and doors in the fencing shall be maintained as self-closing and self-latching with every latching device not less than five feet (60") above the ground. Driveway and garage vehicle-access doors, overhead doors, and double gates and doors are not permitted as part of the fencing or enclosure. Pedestrian doors opening from a garage into the pool fencing or enclosure shall comply with self-closing and latching requirements.



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**PERIMETER SWIMMING POOL ENCLOSURES**

- A. All swimming pools shall be entirely enclosed by buildings, or fences or walls not less than five nor more than six feet in height. All such enclosures shall be so constructed as to prohibit the penetration of a solid object which measures four inches in its least dimension. Hotels and motels which offer a swimming pool as an accommodation to their guests shall be exempt from the above enclosure requirement so long as they provide 24-hour surveillance of the entire area of the pool constantly monitored by video viewer screen and an alarm system covering the entire area of the pool, constantly monitored by an on-duty employee required to be awake during the entire monitoring period. The operation of the surveillance system and monitoring shall be subject to inspection at any time by the city and in the event that the city manager at any time finds that the surveillance and monitoring required fails to meet the standards set forth herein for the exemption, this exemption shall be withdrawn upon a 10-day written notice and the enclosure required shall be constructed.
- B. Other than doors from a single-family home, all doors and/or gates opening directly into the pool area shall be equipped with a self-closing, self-latching device designed to keep the door or gate securely closed at times when not in use. The latching device shall be located not less than 60 inches above the adjoining ground level, walks or levels. A gate which services a driveway shall not qualify as meeting the requirements of a self-closing gate. In no case shall any gate have a width greater than four feet unless specifically approved by the administrative authority.
- C. Doors, gates, latches, and all other portions of the above enclosures shall be maintained in good condition and shall at all times provide the protection for which they are intended.
- D. During the course of construction, a swimming pool shall be filled with water until such time as final inspection has been made and the work approved by the building department. The final inspection shall not be called for until all enclosures, including the enclosure or other safety device required by Section 15.08.090, have been provided, and all electrical and plumbing work has been completed except for finish plastering. No pool shall receive a finish coat of plaster until the above inspection has been made. (Ord. 1829 § 4, 2008; Ord. 1827 § 4, 2007)





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**SWIMMING POOL SAFETY FEATURES**  
**SINGLE FAMILY HOMES**

A. Applicability. In order to prevent child access to swimming pools, any construction of a new swimming pool at a private single-family home shall comply with this section.

B. Definitions. The following words as used in this section shall have the following meaning:

“Alarms” means devices that make audible, continuous alarm sounds when any door or window that permits access from the residence to the pool area that is without any intervening enclosure is opened or is left ajar. Alarms may be battery operated or may be connected to the electrical wiring of the building.

“Approved safety pool cover” means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM) in compliance with standard F1346-91 as may be amended from time to time.

“Building official” means the building official of the city or his or her designee.

“Enclosure” means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

“Public swimming pool” means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.

“Swimming pool” or “pool” means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool or pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas and nonportable wading pool.

C. Whenever a construction permit is issued for construction of a new swimming pool at a private, single-family home, it shall be equipped with at least one of the following safety features:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of subsection E of this section;
2. If approved by the building official, one of the safety features set forth in subsection (D)(1), (2), (3) or (4) of this section.

D. Whenever a construction permit is issued for construction of a new swimming pool at a private, single-family home and where a wall of a Group R, Division 3 Occupancy of dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool that provide direct access to the pool, an enclosure meeting the requirements of subsection (C)(1) of this section shall be provided. If approved by the building official, one of the following safety features may be substituted:

1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 60 inches (1,372 mm) above the floor;
2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds within seven seconds after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 DBA when measured indoors at 10 feet (3,048 mm). The alarm shall automatically reset under all conditions. The



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alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 60 inches (1,372 mm) above the threshold of the door;

3. An approved safety pool cover;
  4. Other means of protection so long as the degree of protection afforded is not less than that afforded by any of the devices described above.
- E. An enclosure shall have all of the following characteristics:
1. Any access gates through the enclosure open away from the swimming pool, and are self closing with a self-latching device placed no lower than 60 inches above the ground located on pool side of barrier;
  2. A minimum height of 60 inches and maximum height of 72 inches;
  3. A maximum vertical clearance from the ground to the bottom of the enclosure of two inches;
  4. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter;
  5. An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or foot holds that could enable a child below the age of five years to climb over.
- F. The requirements of this section shall not apply to any of the following:
1. Public swimming pools;
  2. Hot tubs or spas with locking safety covers that comply with the American Society for Testing Materials-Emergency Performance Specification (ASTM-ES 1389) as may be amended from time to time;
  3. An apartment complex or any residential setting other than a single-family home;
  4. Any facility regulated by the State Department of Social Services even if the facility is also used as the private residence of the operator. Pool safety in those facilities shall be regulated pursuant to regulations adopted therefor by the State Department of Social Services.
- G. Doors, gates, latches, safety pool covers, enclosures, exit alarms or any other safety device installed to prevent access to a swimming pool from the home, shall be maintained in good condition and shall at all times provide the protection for which they are intended.
- H. Any person entering into an agreement to building a swimming pool shall give the consumer notice of the requirements of this section. (Ord. 1829 § 4, 2008; Ord. 1827 § 4, 2007)